



**APPROVAL OF MINUTES OF NOVEMBER 28, 2017 MEETING**

RESOLVED, that the minutes of the Regular meeting of November 28, 2017 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Economic Development Corporation.

January 23, 2018

**ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS REGULAR MEETING  
TUESDAY, NOVEMBER 28, 2017 – 8:30 A.M.**

**BOARD MEMBERS PRESENT:** Marsha Bruhn  
Chris Jackson  
Jonathan Quarles  
Matthew Roling  
Thomas Stallworth

**BOARD MEMBERS ABSENT:** Monique Claiborne  
Kimberly Clayson  
Linda Forte  
Maurice Cox (Ex-Officio)  
John Naglick (Ex-Officio)  
William Ritsema

**SPECIAL DIRECTORS  
PRESENT:** Lisa Randon (Tiger Stadium Site Redevelopment)

**SPECIAL DIRECTORS  
ABSENT:** Sharon Malinowski (Tiger Stadium Site Redevelopment)

**OTHERS PRESENT:** Gay Hilger (DEGC/EDC)  
Malinda Jensen (DEGC/EDC)  
Glen Long (DEGC/EDC)  
Rebecca Navin (DEGC/EDC)  
Sarah Pavelko (DEGC/EDC)  
Tim Richey (Detroit Police Athletic League)  
Keith Rodgers (DEGC/EDC)  
Kelly Shovan (DEGC/EDC)



Economic Development Corporation of the City of Detroit

**MINUTES OF THE ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS REGULAR MEETING  
TUESDAY, NOVEMBER 28, 2017  
DETROIT ECONOMIC GROWTH CORPORATION  
500 GRISWOLD, SUITE 2200 - 8:30 A.M.**

**CALL TO ORDER**

Noting that a quorum was present, Vice Chairperson Quarles called the Regular meeting of the Economic Development Corporation Board of Directors to order at 8:36 a.m.

**GENERAL**

**Approval of Minutes**

Mr. Quarles asked if there were any additions, deletions or corrections to the minutes of the November 14, 2017 Regular Board meeting. Hearing none, the Board took the following action:

On a motion by Mr. Stallworth seconded by Ms. Bruhn, Resolution Code EDC 17-11-02-291 was unanimously approved.

**Receipt of Treasurer's Report**

Ms. Shovan reviewed the Report of Receipts and Disbursements for the month of October 2017 for the benefit of the Board. With there being no questions, the Board took the following action:

On a motion by Mr. Stallworth, seconded by Ms. Bruhn, Resolution Code EDC 17-11-03-220 was unanimously approved.

**PROJECTS**

Mr. Quarles advised that he would begin with Project Item III, awaiting the arrival of the special director for the Tiger Stadium Redevelopment items.

**Motor City Re-Store Recommendations for Round 1 Business Awards**

Mr. Rodgeron advised that on June 15, 2017, the EDC's Motor City Re-Store program began accepting applications for Round 1 Design/Build and Construction Track Awards. Motor City Re-Store is a matching façade grant program for existing businesses in Detroit. The table below describes the levels of award and qualifications.

November 28, 2017

500 Griswold, Suite 2200 ▪ Detroit, Michigan 48226 ▪ (313) 963-2940

	<b>Awards</b>	<b>Awardees must have:</b>
<b>DESIGN/BUILD AWARD</b>	<ul style="list-style-type: none"> <li>• Up to \$10,000 matching technical assistance per winner (awardees pay for permit drawings)</li> <li>• Matching to design professionals</li> <li>• Eligibility to access Construction award on rolling basis</li> <li>• Refer to lending partners for financing</li> </ul>	<ul style="list-style-type: none"> <li>• An existing business in the city of Detroit</li> </ul>
	<b>Awards</b>	<b>Awardees must have:</b>
<b>CONSTRUCTION AWARD</b>	<ul style="list-style-type: none"> <li>• Up to \$25,000 matching grant per winner (50% cash reimbursement up to \$25,000)</li> <li>• Refer to lending partners for financing</li> <li>• \$2M year</li> </ul>	<ul style="list-style-type: none"> <li>• An existing business in the city of Detroit</li> <li>• A plan for improvements</li> <li>• Funds ready for investment</li> </ul>

When applications closed on August 1, 2017, the EDC had received 58 applications.

This memorandum and resolution focus on the selection and recommendation of awardees for:

- CDBG Funded "Design/Build" award track receiving cost-shared architectural design, permitting and bidding assistance for pre-development, financing assistance, and expediting into "Construction" award track.
- Non-CDBG funded "Construction" award track receiving reimbursement grants and financing assistance.

First, staff verified business eligibility based on self-reported data submitted in the application for the following five criteria:

1. The business is incorporated and has a registered EIN and DUNS prior to receiving a grant award.
2. The business is located in and wishes to remain in Detroit for at least five years.
3. The business is majority-owned by a person who is at least 18 years or older.
4. The business and all owners are in good standing with the City of Detroit, State of Michigan and IRS.
5. The business is not part of a franchise.

Second, staff sorted applications into various award tracks and reviewed eligible business applications as follows:

November 28, 2017

- “Design/Build” track applicants are existing Detroit business needing CDBG-funded architectural design assistance. Successful applicants will be eligible to access construction cash grants up to a pre-approved amount through a rolling application process. In total, thirty-one (31) “Design/Build” applications were eligible and reviewed.
- “Construction” track applicants are existing Detroit businesses that already have signed and sealed construction drawings or have ready-to-bid projects that do not require construction drawings. In total, thirteen (13) construction applications were eligible and reviewed.

“Construction” and “Design/Build” applications were scored on a scale of 1-100 based on the following seven criteria:

1. Vision and plan
2. Experience
3. Market support
4. Community benefit
5. Leverage
6. Age of business
7. Alignment

Finalists needing financing are required to submit supplemental information. Finalists submit comprehensive financial information, including a standard loan application and personal financial statement. Motor City Re-Store staff compile this supplemental information to determine the financial need for each business. Next, Motor City Re-Store staff meet with a team of six local Community Development Financial Institution (CDFI) lending partners to determine grant and loan investment required to fill the “financial gap” on each project. CDFI partners include Invest Detroit, Detroit Development Fund, Capital Impact Partners, LISC, Michigan Women’s Foundation and Detroit Micro-Enterprise Fund. Awardees are currently being processed for financing by our partners. As the “Construction” track is for a reimbursement grant, funding is contingent upon the awardee securing financing for and actually funding all construction costs.

Based upon the above-described review process, EDC staff recommends:

- Thirty-One (31) awardees for “Design/Build” presented in **Exhibit A** (attached) as follows:
  - CDBG-funded “Design/Build” awards in an aggregate approval amount not to exceed \$310,000, but currently estimated at \$189,200.
  - Successful “Design/Build” awardees are also eligible for construction cash grants up to \$25,000 in an aggregate approval amount not to exceed \$775,000, currently estimated at \$513,500, upon completion of their “Design/Build” phase.
- Thirteen (13) “Construction” awardees presented in **Exhibit B** (attached) as follows:
  - Non-CDBG Funded “Construction” awards in an aggregate approval amount not to exceed \$325,000, but currently estimated at \$140,500.

EDC staff will connect awardees with architects to deliver services to "Design/Build" awardees and will connect awardees to construction professionals to deliver services to "Construction" awardees if needed.

The EDC will enter into grant agreements with Round 1 Motor City Re-Store awardees and facilitate introductions to lending partners to pursue gap financing through these independent sources.

A resolution approving the staff's recommendation of "Design/Build" and "Construction" awardees was included with the Board material for consideration.

Mr. Rodgerson gave a "snapshot" of the proposed Round 1 awards outlined in the handout and responded to Board members' questions.

The building fire alarm sounded at approximately 9:02 a.m. instructing everyone to evacuate the building. The Board stated they had a few more questions on this project but were comfortable voting at this time.

On a motion by Mr. Jackson, seconded by Mr. Roling, Resolution Code EDC 17-11-91-50, was unanimously approved.

Everyone evacuated the building until notified that it was a false alarm. Upon returning to the meeting room, a quorum was re-established and the Board resumed the business on the agenda at approximately 9:20 a.m.

Mr. Rodgerson responded to several additional questions about the Re-Store program.

Ms. Bruhn suggested that it would be helpful to know specifically how each awardee is using the money they receive.

### **1st Amendment to the Amended and Restated Development Agreement with Detroit Police Athletic League**

Ms. Pavelko reported that in June 2016, the Economic Development Corporation of the City of Detroit ("EDC") executed the Amended and Restated Development Agreement (as amended, the "Agreement") with DETROIT POLICE ATHLETIC LEAGUE, LLC (the "Detroit PAL" or "Developer") relating to the construction of an athletic field (the "Playing Field") and permanent headquarters to provide unique programming to Detroit PAL participants and families (the "Project").

In Section 13.01 of the Agreement, the Developer agreed not to develop the Playing Field using a field surface that utilizes crumb rubber infill. After conducting further due diligence, the Developer has determined that utilizing a field surface with crumb rubber infill is in the best interests of the Project, and the programming goals of the Developer. Crumb rubber infill is the state of the art for artificial turf at all levels including high school, college and pro sports, examples of which can be found at the recently-built synthetic turf fields at Renaissance, East English Village, Mumford, as well as synthetic turf fields at Cranbrook, Country Day, and West Bloomfield High. The rubber infill has been found to be safe, durable, efficient, cost effective, and playable. Based on this due diligence, the Developer

has requested to amend the Agreement to allow the use of synthetic turf including crumb rubber infill.

Staff reviewed the request and the due diligence conducted by the Developer that led to the request. Based on this review, Staff proposed approving this request.

A draft resolution was included for the Board's consideration.

The Board members expressed that they were appreciative of the background information sent, which helped to make an informed decision on the matter.

Subsequent to a discussion, the Board took the following action:

On a motion by Mr. Stallworth, seconded by Mr. Jackson, Resolution Code EDC 17-11-76-25 was approved, with five Board members voting in favor and Mr. Roling opposing.

#### **ADMINISTRATION**

#### **OTHER MATTERS**

#### **PUBLIC COMMENT**

#### **ADJOURNMENT**

With there being no further business, Mr. Quarles adjourned the meeting at 9:45 a.m.



Economic Development Corporation of the City of Detroit **CODE EDC 17-11-02-291**

**APPROVAL OF MINUTES OF NOVEMBER 14, 2017 MEETING**

RESOLVED, that the minutes of the Regular meeting of November 14, 2017 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Economic Development Corporation.

November 28, 2017



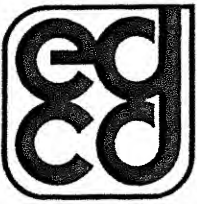


Economic Development Corporation of the City of Detroit **CODE EDC 17-11-03-220**

**ACCEPTANCE OF TREASURER'S REPORT FOR OCTOBER 2017**

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period ending October 31, 2017, as presented at this meeting, is hereby in all respects accepted as action of the Economic Development Corporation.

November 28, 2017



**MOTOR CITY RE-STORE: ROUND 1 AWARDS**

WHEREAS, EDC staff has completed due diligence and evaluation for applications ("Applications") in the first round ("Round 1") of the Motor City Re-Store Program; and

WHEREAS, the EDC staff has provided recommendations to the Board, to receive grant investment; and

WHEREAS, the EDC Board has determined that the staff recommendation is reasonable and consistent with the Motor City Re-Store program; and

NOW, THEREFORE BE IT RESOLVED that the EDC Board of Directors, accepts the current results of the Round 1 evaluation process, and approves the Applications that have been recommended for Motor City Re-Store "Design/Build" awards, including the pre-approval of such applicants for "Construction" awards upon successful completion of the "Design/Build" phase, attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the EDC Board of Directors, accepts the current results of the Round 1 evaluation process, and approves the Applications that have been recommended for Motor City Re-Store "Construction" awards attached hereto as Exhibit B.

BE IT FURTHER RESOLVED, that the EDC Board of Directors, recommends that grant amounts not fully allocated or actually expended each round be repurposed and distributed in future rounds and in such cases, Staff would have the authority to recommend more than \$500,000 in awards in future rounds, subject to the approval of the Board.

BE IT FURTHER RESOLVED, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the EDC's Authorized Agents shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers and to take such actions as are necessary or appropriate to implement the provisions and intent of this resolution.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any Officer or Authorized Agent of the EDC, in the name and on behalf of the EDC, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions, except that such acts were taken prior to the execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

November 28, 2017

**Exhibit A**  
**Recommended “Design/Build” Awardees**

See attached.

## Exhibit A

Business name		Round 1 Design Awardees							Neighborhood	
	Address	Age of Biz	Est. Design	Max Design	Est. Construction	Max Construction	MBE/WBE	Resident		
A & W Day Care Center	6565 Greenfield	22	\$10,000.00	\$10,000.00	\$25,000.00	\$25,000.00	WBE	-	Herman Gardens	
All About Technology	6450 Michigan Avenue	16	\$6,600.00	\$10,000.00	\$16,000.00	\$25,000.00	MBE	Y	Chadsey	
Amazing Flowers and Events	17242 W. McNichols	28	\$5,000.00	\$10,000.00	\$8,000.00	\$25,000.00	MWBE	Y	Greenfield	
Arrow Office Supply	17005 Grand River Ave	70	\$10,000.00	\$10,000.00	\$25,000.00	\$25,000.00	-	-	Minock Park	
Bill's Fix-It	9100 W. Fort St.	85	\$5,000.00	\$10,000.00	\$6,000.00	\$25,000.00	MBE	-	Springwells Village	
Cartier Car Care	10325 Lyndon	5	\$10,000.00	\$10,000.00	\$25,000.00	\$25,000.00	MBE	Y	Grand Meyer	
Chris Engel's Greenhouse	1238 Woodmere	134	\$6,600.00	\$10,000.00	\$16,000.00	\$25,000.00	MWBE	-	Springwells Village	
Clark's Rental Hall and Office Space	11301 E McNichols	8	\$10,000.00	\$10,000.00	\$25,000.00	\$25,000.00	MWBE	-	Osborn	
Corbé	611 W Philadelphia St	2.5	\$8,000.00	\$10,000.00	\$20,000.00	\$25,000.00	-	Y	LaSalle Gardens	
Detroit Artist Test Lab	14600 & 14616 Mack	1	\$4,000.00	\$10,000.00	\$15,000.00	\$25,000.00	-	Y	Jefferson-Mack	
Detroit Cab Company	3245 Hubbard St.	80	\$4,000.00	\$10,000.00	\$10,000.00	\$25,000.00	MWBE	-	Southwest	
The D String	1525 Adellade St	1	\$4,000.00	\$10,000.00	\$10,000.00	\$25,000.00	MWBE	Y	Eastern Market	
ESI Hardware Store	1240 Lawndale Street	87	\$2,000.00	\$10,000.00	\$10,000.00	\$25,000.00	MWBE	Y	Springwells Village	
Food Exchange Restaurant, LLC	8451 Harper Ave	18	\$10,000.00	\$10,000.00	\$25,000.00	\$25,000.00	MBE	Y	City Airport	
Golden Spice Catering, LLC	14720 E 8 Mile Road	20	\$10,000.00	\$10,000.00	\$25,000.00	\$25,000.00	WBE	-	Osborn	
La Posada Mexican Restaurant & Market	1930 Springwell St	12	\$2,000.00	\$10,000.00	\$10,000.00	\$25,000.00	MBE	-	Springwells Village	
Lopez Tire Repair Service	6677 W. Vernor	27	\$4,000.00	\$10,000.00	\$25,000.00	\$25,000.00	MBE	Y	Springwells Village	
Lotus Essences	4746 W Vernor Hwy	1	\$2,000.00	\$10,000.00	\$5,000.00	\$25,000.00	MWBE	Y	Mexicantown	
Soap and Rinse (S&R) Car Wash	20700 West 7 Mile	50	\$3,000.00	\$10,000.00	\$7,500.00	\$25,000.00	MWBE	-	Seven Mile Evergreen	
Mack Auto Repair Inc.	14540 Mack Ave.	7	\$6,000.00	\$10,000.00	\$25,000.00	\$25,000.00	MBE	-	Jefferson-Mack	
Measured Investments LLC	5602 Walton St.	3	\$5,000.00	\$10,000.00	\$17,000.00	\$25,000.00	MWBE	Y	Chadsey	
Moran Street Bicycles	5149 Moran Street	5	\$10,000.00	\$10,000.00	\$25,000.00	\$25,000.00	-	Y	Poletown East	
Motown Fitness LLC	14659 Gratiot	2	\$3,000.00	\$10,000.00	\$9,000.00	\$25,000.00	MBE	Y	Osborn	
No'Gmo Quality Alkaline H2O, LLC.	18916 Grandriver Ave.	1	\$4,000.00	\$10,000.00	\$16,000.00	\$25,000.00	MWBE	Y	North Rosedale Park	
Old Redford Community Development	17405 Lahser Rd	5	\$5,000.00	\$10,000.00	\$15,000.00	\$25,000.00	-	Y	Old Redford	
Primary Colors Early Childhood Center	18605 Schoolcraft	3	\$4,000.00	\$10,000.00	\$9,000.00	\$25,000.00	MWBE	-	Franklin Park	
Sicily's Pizzeria and Subs	3554 W Vernor	18	\$10,000.00	\$10,000.00	\$25,000.00	\$25,000.00	MBE	-	Mexicantown	
Syl's Unisex Hair Salon	19432 Plymouth Road	26	\$3,000.00	\$10,000.00	\$6,000.00	\$25,000.00	MBE	-	Franklin Park	
Taqueria El Nacimiento	7400 W. Vernor	16	\$10,000.00	\$10,000.00	\$25,000.00	\$25,000.00	MBE	-	Springwells Village	
UFO Factory	2110 Trumbull	3	\$10,000.00	\$10,000.00	\$25,000.00	\$25,000.00	WBE	Y	Corktown	
Unique Flowers & Gifts LLC	18415 Wyoming	37	\$3,000.00	\$10,000.00	\$4,000.00	\$25,000.00	MWBE	Y	Bagley	
Total			\$189,200.00	\$310,000.00	\$519,500.00	\$775,000.00				

**Exhibit B**  
**Recommended "Construction" Awardees**

**1. Atlas Whole Foods Company**

**Estimated Construction Award:** \$25,000

**Maximum Construction Award:** \$25,000

**Owner:** John Kohl

**Location:** 5100 St. Jean St., Conner Creek Industrial (District 4)

**Years in Business:** 68

**Description:** Atlas Wholesale Food Company delivers food and supplies to restaurants and institutions in Southeast Michigan. Founded in Greektown in 1949, Atlas began as a bakery and importing company. Atlas moved to Eastern Market in the 1950s, and in the 1970s to their current location on the eastside of Detroit. Atlas maintains a 55,000-square foot refrigerated and frozen warehouse that houses over 3,000 items that deliver daily to over 300 restaurants, jails, institutions, casinos, and Head Start programs in Southeast Michigan. The company has grown from a small regional distributor into one of the fastest-growing independent distributors in the Midwest.

**Total expected investment:** \$25,000

**2. Celebrity Carwash**

**Estimated Construction Award:** \$11,000

**Maximum Construction Award:** \$25,000

**Owner:** Julian Hill

**Location:** 8651 Woodward Ave., Piety Hill (District 5)

**Years in Business:** 15

**Description:** Celebrity Carwash is a minority, woman owned, and Detroit-resident operated business in the North End. The business has been located at its current location for over 15 years. With the help of Motor City Re-Store, Celebrity Carwash is restoring their iconic pole sign which was damaged in a storm two years ago. The sign featured, and will continue to feature, cultural and inspirational quotes.

**Total expected investment:** \$11,000

**3. Echopark Guitars**

**Estimated Construction Award:** \$1,000

**Maximum Construction Award:** \$25,000

**Owner:** Gabriel Currie

**Location:** 17129 Rockdale St., Oak Grove (District 1)

**Years in Business:** 1

**Description:** Echopark Guitars is a hand-crafted custom guitar and instrument sales and repair business. The business has recently relocated to Detroit from Los Angeles. The business owner hopes to contribute to arts educational programming by creating a community arts foundation. With the help of Motor City Re-Store, the business will be procuring a group of Detroit-based, women artists to paint a mural on the building's side. Echopark Guitars is a Detroit resident owned business.

**Total expected investment:** \$1,000

#### **4. Great Lakes Property Management Group**

**Estimated Construction Award:** \$11,500

**Maximum Construction Award:** \$25,000

**Owners:** Clarence Archibald III

**Location:** 16554 Wyoming Ave., in Fitzgerald/Marygrove (District 2)

**Years in Business:** 1

**Description:** Great Lakes Property Management Group is a full service real estate brokerage, consulting, education, rehabilitation, and property management company. The business has worked with over 100 Detroit homes. Great Lakes Property Management has recently relocated to Detroit. The business is founded and operated by a husband-wife duo, and is minority, woman owned.

**Total expected investment:** \$11,500

#### **5. Howrani Studios**

**Estimated Construction Award:** \$5,000

**Maximum Construction Award:** \$25,000

**Owners:** Ara Howrani

**Location:** 2820 E. Grand Blvd., in the North End (District 5)

**Years in Business:** 34

**Description:** Howrani Studios is a second-generation commercial photography studio in the North End. The business has been in Detroit for 53 years, and in its current location for 34 years. Grant award from Motor City Re-Store will contribute to placing a new awning and mural on this 100 year old, art-deco building.

**Total expected investment:** \$5,000

## **6. Latino Press**

**Estimated Construction Award:** \$8,000

**Maximum Construction Award:** \$25,000

**Owners:** Elias M. Gutierrez

**Location:** 6301 Michigan Ave., in Michigan-Martin (District 6)

**Years in Business:** 24

**Description:** Latino Press is the largest Hispanic media outlet in Michigan, offering award winning international, national, state, and local news in Spanish for 24 years. The business owner has won several awards on behalf of the business including: The Michigan Commission on Spanish Speaking Affairs' Hispanic Entrepreneur of the Year Award, State of Michigan Special Tribute, City of Detroit acknowledgement of achievement, and others. By utilizing the Motor City Re-Store grant, the business hopes to make the neighborhoods more inviting and safe for neighbors. Latino press is minority owned.

**Total expected investment:** \$8,000

## **7. Light Box Performance**

**Estimated Construction Award:** \$9,000

**Maximum Construction Award:** \$25,000

**Owners:** Stefanie Cohen

**Location:** 8641 Linwood St., in Jamison neighborhood (District 5)

**Years in Business:** 2

**Description:** Light Box Performance is a venue for artistic expression and community gatherings. The business houses artists and projects, supports collaboration, artistic experimentation, and cultural expression among diverse communities. The space offers residencies, public showings, workshops, and social forms. The founders hope to make the atmosphere of the neighborhood more welcoming by installing a "Little

Free Library," a bench for bus riders, and by constructing a greenspace that will eventually host a local farmers' market and various outdoor community events. The business is woman owned.

**Total expected investment:** \$9,000

#### **8. Louisiana Creole Gumbo**

**Estimated Construction Award:** \$12,000

**Maximum Construction Award:** \$25,000

**Owners:** Joe Spencer

**Years in Business:** 47

**Location:** 13505 W. 7 Mile Rd., in Greenwich and Schulze (District 2)

**Description:** Louisiana Creole Gumbo is a minority, Detroit resident, and family owned restaurant operating within the city since 1970. Authentic Creole and Cajun food is prepared daily from fresh, local ingredients. In recent years, the restaurant has expanded to a new location on 7 Mile Road and to a food truck. With the Motor City Re-Store award, the owners hope to beautify the 7 Mile corridor, and make it safer and appealing for pedestrian traffic.

**Total expected investment:** \$12,000

#### **9. M & D Pharmacy**

**Estimated Construction Award:** \$5,500

**Maximum Construction Award:** \$25,000

**Owners:** Mary Frazier

**Location:** 14525 Mack Ave., in Fox Creek (District 4)

**Years in Business:** 34

**Description:** M & D Pharmacy is a minority, woman owned retail store servicing residents and senior citizens within the neighborhood with affordable, quality products. It has been in Detroit for 34 years. With the assistance of grant monies, the owner hopes to enhance the look and walkability of the neighborhood.

**Total expected investment:** \$5,500

#### **10. Royalty Dance Studio**



**Estimated Construction Award:** \$7,500

**Maximum Construction Award:** \$25,000

**Owners:** Howard Brown

**Location:** 16424 E. Warren Ave., in Morningside (District 4)

**Years in Business:** 1

**Description:** Royalty Dance Studio is a space and resource for youth to express themselves through dance. The business focuses on low income families with children who otherwise would not be able to afford dance classes. An improved façade would allow students to feel safe, and give a boost to this busy commercial area. The business is minority owned.

**Total expected investment:** \$7,500

#### **11. Sky Auto Sales**

**Estimated Construction Award:** \$10,000

**Maximum Construction Award:** \$25,000

**Owners:** Joseph Bejjani

**Location:** 19439 Joy Rd., in Warrendale (District 7)

**Years in Business:** 12

**Description:** Sky Auto Sales is a retail seller of used vehicles, providing local Detroit residents with affordable and reliable vehicles, and accommodating those with poor credit. The business has been located at its current location for 12 years. The business owners hope to upgrade their sign and façade, making their business more appealing, visible, and trustworthy to Detroit residents who otherwise shop for cars outside of the city. The business is minority owned.

**Total expected investment:** \$10,000

#### **12. Village of Shiny Stars Childcare Center**

**Estimated Construction Award:** \$25,000

**Maximum Construction Award:** \$25,000

**Owners:** Sonya Hickey

**Location:** 20507 Fenkell Rd., in Brightmoor (District 1)

**Years in Business:** 10

**Description:** Village of Shiny Stars Childcare Center provides weekday services for children aged birth to 12 years old. The business owner hopes to improve her building's façade, including the playground, and beautify the surrounding area, making her business more appealing to potential clients and safer for children. The business has been located in Detroit for 10 years, and is minority, woman, and Detroit resident owned.

**Total expected investment:** \$25,000

### **13. Zoe and Health**

**Estimated Construction Award:** \$10,000

**Maximum Construction Award:** \$25,000

**Owners:** Kelli Myree

**Location:** 18423 Wyoming Ave., in Bagley and Schulze (District 2)

**Years in Business:** 5

**Description:** Zoe and Health is a bottling company that sells ionized alkaline drinking water in 45 stores across Detroit and downriver. The business has expanded production on its current product line, and added new products as well. The business owners hope to sell their product in retail stores out-of-state in the coming years. Zoe and Health is minority, woman, and Detroit-resident owned.

**Total expected investment:** \$10,000



**TIGER STADIUM SITE REDEVELOPMENT: 1ST AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT WITH DETROIT POLICE ATHLETIC LEAGUE**

**WHEREAS**, in June, 2016, the Economic Development Corporation of the City of Detroit ("**EDC**") executed the Amended and Restated Development Agreement (as amended, the "**Agreement**") with DETROIT POLICE ATHLETIC LEAGUE, LLC (the "**Detroit PAL**" or "**Developer**") relating to the construction of an athletic field (the "Playing Field") and permanent headquarters on a portion of the former Tigers Stadium site to provide unique programming to Detroit PAL participants and families (the "**Project**"); and

**WHEREAS**, in Section 13.01 of the Agreement, the Developer agreed not to develop the Playing Field using a field surface that utilizes crumb rubber infill; and

**WHEREAS**, after conducting further due diligence, the Developer has determined that utilizing a field surface with crumb rubber infill is in the best interests of the Project, and the programming goals of the Developer; and

**WHEREAS**, based on this due diligence, the Developer has requested to amend the Agreement to allow the use of synthetic turf including crumb rubber infill (the "Proposed Amendment"); and

**WHEREAS**, the EDC Board of Directors has reviewed the Proposed Amendment determined it is consistent with the EDC's goal of redeveloping the Tiger Stadium site and are otherwise appropriate and consistent with the EDC's statutory purposes.

**NOW, THEREFORE, BE IT, RESOLVED**, that the Proposed Amendment is hereby approved.

**BE IT FURTHER RESOLVED**, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the EDC's Authorized Agents, shall hereafter have the authority to negotiate and execute an amendment to the Development Agreement, together with such other terms and conditions that are determined by such Authorized Agents and/or Officers to be customary or appropriate and not inconsistent with this resolution, and to negotiate and execute all other documents, contracts, or papers, and take all actions, necessary or appropriate to implement the provisions and intent of this resolution on behalf of the EDC.

**BE IT FINALLY RESOLVED**, that all of the acts and transactions of any officer or authorized agent of the EDC, in the name and on behalf of the EDC, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

November 14, 2017 (Tabled)  
November 28, 2017